

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, March 7, 2006

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	136-01-BZ	Eric Palatnik, P.C. 11-11 44th Drive, QUEENS Reopening for an amendment to the resolution to extend the time to complete construction which expires June 11, 2006. COMMUNITY BOARD #8Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/28/06

*******DISCLAIMER*******

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<i>SOC – NEW CASES</i>		
2.	645-59-BZ	<p>Vassalotti Associate Architects, LLP 10824 Flatlands Avenue, BROOKLYN Reopening for an Extension of Term of a variance for an additional 10 years for the existing gasoline service station with accessory convenience store which expired on October 7, 2005. The premise is located in a C2-1 in an R5 zoning district. COMMUNITY BOARD #18BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 3/28/06</p>
3.	240-90-BZ	<p>Joseph P. Morsellino, Esq. 210-12 48th Avenue, QUEENS Reopening for an Extension of Term/Amendment of variance of an Agricultural Nursery and Truck Garden which expires on May 14, 2006. It is requested to extend the term from a 10 year term to a 20 year term and to amend to allow overnight parking for 10 vehicles. COMMUNITY BOARD #11Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 3/28/06</p>
4.	139-92-BZ	<p>Samuel H. Valencia 52-15 Roosevelt Avenue, QUEENS Reopening for an Extension of Term/Waiver for an eating and drinking establishment, with dancing, which expired on March 7, 2004, located on the first floor of a three story mixed use building with residences on the upper floors. The premise is located in a C2-2 in an R-6 zoning district. COMMUNITY BOARD #2Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 3/28/06</p>
5.	173-94-BZ	<p>Rothkrug Rothkrug Weinberg Spector 159-15 Rockaway Boulevard, a/k/a 165-10 144th Road, QUEENS Reopening for an amendment of variance to permit the change in hours of operation of a freight transfer facility. The premise is located in a C2-2(R3-2) zoning district. COMMUNITY BOARD #8Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 4/11/06</p>

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<i>APPEALS – DECISIONS</i>		
6.	231-04-A	Joseph P. Morsellino, Esq. 240-79 Depew Avenue, QUEENS Proposed one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred Decision – 4/4/06

<i>APPEALS – CONTINUED HEARINGS</i>		
7.	144-05-BZY	Alfonso Duarte 143-53/55 Poplar Avenue, QUEENS Proposed extension of time to complete construction pursuant to Z.R. §11-331 for two two-family attached dwellings. COMMUNITY BOARD #7Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 3/28/06

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<i>BZ – DECISIONS</i>		
1.	202-04-BZ	<p>Einbinder & Dunn, LLP 100 Jewel Street, BROOKLYN Variance: under Z.R. §72-21 to permit the proposed conversion of a vacant industrial building, into a 17 unit multiple dwelling, Use Group 2, located in an M1-1 zoning district, is contrary to Z.R. §42-10. COMMUNITY BOARD #1BK</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Withdrawn – 3/7/06</p>
2.	150-05-BZ	<p>Henry & Dooley Architects, P.C. 1426 Fulton Street, BROOKLYN Special Permit: Proposed physical culture establishment located on the second and third floor in a mixed-use building. The PCE use will contain 2,006 square feet. The site is located in a C2-3/R6 zoning district. COMMUNITY BOARD #3BK</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 3/7/06</p>
3.	322-05-BZ	<p>Eric Palatnik, P.C. 69-69 Main Street, QUEENS Variance: under Z.R. §72-21 – to permit the enlargement of an existing single family home and to change the use from residential to community facility. The enlargement is contrary to Z.R. §24-34 (rear yard), §24-35 (side yard) and §24-521 (sky exposure plane). The premises is located in an R4B zoning district. COMMUNITY BOARD #8Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Granted – 3/7/06</p>

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BZ – CONTINUED HEARINGS		
4.	396-04-BZ	<p>Stroock & Stroock & Lavan, LLP, by Ross Moskowitz, Esq 180 West Broadway, MANHATTAN Variance: Under Z.R. §72-21 – to permit the proposed construction of a eleven-story, mixed use building. There will be 30 residential units. No parking is proposed. The site is located in a C6-2A, TMU zoning district, which does not comply with the zoning requirements for floor area. The proposal is contrary to Z.R. §111-104, §23-145, §35-24(c)(d) and §28-12. COMMUNITY BOARD #1M</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Closed, Decision – 4/25/06</p>
5.	5-05-BZ	<p>Sheldon Lobel, P.C. 59-25 Fresh Meadow Lane, QUEENS Special Permit: Under Z.R. §73-53 – to permit the enlargement of an existing non-conforming manufacturing building located within a district designated for residential use (R3-2). The application seeks to enlarge the subject contractor’s establishment (Use Group 16) by 2,499.2 square feet. COMMUNITY BOARD #11Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Continued Hearing – 4/4/06</p>
6.	47-05-BZ	<p>Cozen O’Connor 90-15 Corona Avenue, QUEENS Variance: Under Z.R. §72-21 - to permit the proposed construction of a partial five-story and partial nine-story, mixed-use building. There will be five commercial spaces located on the ground floor of the five-story portion and 174 residential units on the second through fifth floors of the five-story portion and on the ground through ninth floors of the nine-story portion. There are proposed 160 accessory self-parking spaces in the cellar and partial sub-cellar. The site is located in an R6B zoning district, with a C2-3 overlay. The proposal is contrary to Z.R. §23-145 and §23-633. COMMUNITY BOARD #4Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing – 4/4/06</p>

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<i>BZ – CONTINUED HEARINGS</i>		
7.	108-05-BZ & 109-05-BZ	<p>Rothkrug Rothkrug, Weinberg & Spector 224-22 Prospect Court, QUEENS Variance: under Z.R. §72-21 – to permit the construction of a one-family semi attached dwelling that does not provide the required front yard, contrary to section 23-462 of the zoning resolution. The site is located in an R3-2 zoning district. The subject site is Tax Lot #74, the companion case, 109-05-BZ is Tax Lot #76 on the same zoning lot. COMMUNITY BOARD #13Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 4/11/06</p>
8.	124-05-BZ	<p>Greenberg Traurig LLP/Deirdre A. Carson, Esq. 482 Greenwich Street, MANHATTAN Variance: under Z.R. §72-21 – to allow proposed 11-story residential building with ground floor retail located in a C6-2A district: contrary to Z.R. §35-00, 23-145, 35-52, 23-82, 13-143, and 13-142(a). COMMUNITY BOARD #2M Examiner: Jed Weiss (212) 788-8781 Status: Continued Hearing – 3/28/06</p>
9.	130-05-BZ	<p>Elise Wagner, Esq. c/o Kramer Levin 74-88 Avenue of the Americas, a/k/a 11-15 Thompson Street and 27-31 Grand Street, MANHATTAN Variance: under Z.R. §72-21 to permit the development of a mixed-use, nine-story building with ground level retail, and a small amount of community facility space, and approximately 25 residential units on the upper floors within an M1-5B zoning district. COMMUNITY BOARD #2M Examiner: Roy Starrin (212) 788-8797 Status: Closed, Decision – 4/4/06</p>

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<i>BZ – NEW CASES</i>		
10.	194-04-BZ thru 199-04-BZ	<p>Agusta & Ross 9029-9039 Krier Place, BROOKLYN Variance: Under Z.R. §72-21 – Proposed construction of six two-family dwellings, Use Group 2, located in an M1-1 zoning district, is contrary to Z.R. §42-10. COMMUNITY BOARD #18BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 4/25/06</p>
11.	320-04-BZ	<p>Harold Weinberg, P.E. 229 Coleridge Street, BROOKLYN Special Permit: Under Z.R. §73-622 – Proposed legalization for a two story and rear enlargement of an existing one family dwelling, Use Group 1, located in an R3-1 zoning district, which does not comply with the zoning requirements for floor area ratio, lot coverage, open space and rear yard, is contrary to Z.R. §23-141, §23-47 and §54-31. COMMUNITY BOARD #15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 4/4/06</p>
12.	66-05-BZ	<p>Sheldon Lobel, P.C. 1236 Prospect Avenue, BRONX Special Permit: Under Z.R. §§11-411 and 11-413 – To request the “re-instatement” of an expired, pre-1961, variance, and to request authorization to legalize the change of use from a gasoline service station with accessory automotive repairs, to an automotive repair facility without the sale of gasoline, located in a C2-4/R7-1 zoning district. COMMUNITY BOARD #2BX Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 4/11/06</p>

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13.	285-05-BZ	<p>Rothkrug Rothkrug Weinberg Spector 34 Duncan Road, STATEN ISLAND Variance: Under Z.R. §72-21 – Proposed enlargement of an existing one-family dwelling that will not provide the required front yard, Z.R. §23-45 and rear yard, Z.R. §23-47. The premise is located in an R1-2(HS) Hillside Preservation District. COMMUNITY BOARD #1SI</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 3/28/06</p>
14.	301-05-BZ	<p>Sheldon Lobel, P.C. 410 8th Avenue, MANHATTAN Special Permit: Under Z.R. §73-36 – To permit the operation of a Physical Culture Establishment on the second floor mezzanine of a building located within a C6-3X. COMMUNITY BOARD #5M</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 3/28/06</p>

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